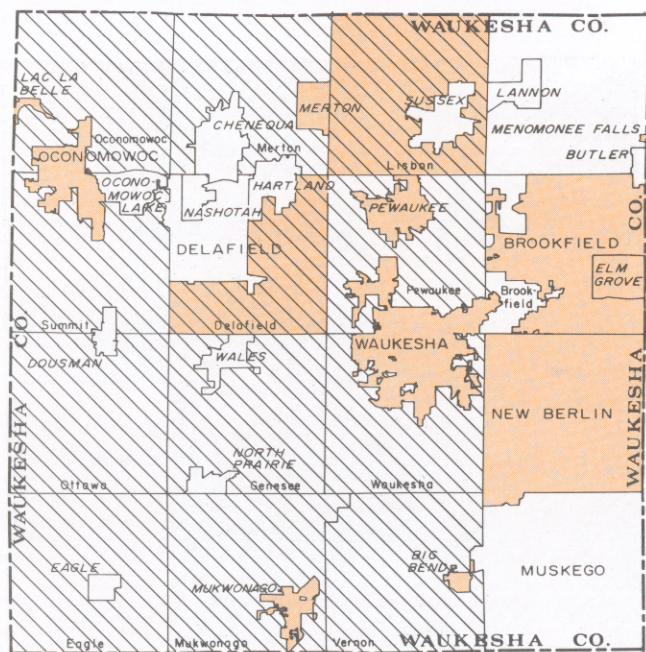


Map 78

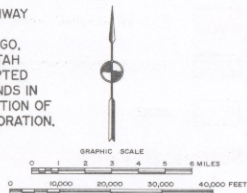
OFFICIAL MAPS IN WAUKESHA COUNTY: 1993



LEGEND

- CITY, VILLAGE, OR TOWN OFFICIAL MAP
- 1977 COUNTY HIGHWAY WIDTH MAP APPROVED BY MUNICIPALITY

NOTE: IT MAY BE PRESUMED THAT A 1954 COUNTY HIGHWAY WIDTH MAP REMAINS IN EFFECT IN FIVE COMMUNITIES—THE CITIES OF DELAFIELD, MUSKEGO, AND NEW BERLIN AND THE VILLAGES OF NASHOTAH AND OCONOMOWOC LAKE—WHICH HAVE NOT ADOPTED THE 1977 COUNTY HIGHWAY WIDTH MAP. THE LANDS IN THESE COMMUNITIES WERE UNDER THE JURISDICTION OF THE 1954 HIGHWAY MAP PRIOR TO THEIR INCORPORATION.



Source: SEWRPC.

Official Mapping

Official mapping powers, granted to local units of government under Section 62.23(6) of the Wisconsin Statutes, are an important but historically under-utilized plan implementation tool. An official map prepared under Section 62.23(6) can be used to identify precisely the location and width of existing and proposed streets, highways, parkways, railway and transit facility rights-of-way, and drainageways, and the location and extent of parks and playgrounds. The official map prohibits the construction of buildings and associated improvements on lands which are for future public use identified on the map. The street, waterway, and parkway system shown on the official map may be extended beyond the boundaries of a city or village, within the limits of the previously described extraterritorial subdivision plat approval area of the city or village.

The status of local official maps for communities in Waukesha County is shown on Map 78. As of 1993, 11 local units of government in the County had adopted official maps pursuant to Section 62.23(6) of the Wisconsin Statutes.

Under Section 80.64 of the Statutes, counties may adopt highway-width maps showing the location and width of proposed new highways and the widths of any highways proposed to be expanded. Such maps serve a function similar to local official maps, but with jurisdiction limited to streets and highways. By statute, a county highway-width map is in effect only in those municipalities which act to approve it.

Waukesha County initially adopted a highway-width map in 1954 and adopted a comprehensive amendment of that map in 1977. As shown on Map 78, by 1993 a total of 18 municipalities had adopted the amended 1977 county highway-width map. It may be presumed that the 1954 county highway-width map remains in effect in five communities, the Cities of Delafield, Muskego, and New Berlin and the Villages of Oconomowoc Lake and Nashotah, which have not adopted the 1977 county highway-width map. The lands in these communities were under the jurisdiction of the 1954 highway-width map before their incorporation.

SPECIAL-PURPOSE DISTRICTS

The Wisconsin Statutes authorize local units of government to establish several types of special-purpose districts to help implement land use development or redevelopment objectives in selected areas. Important among these are tax incremental financing districts, town sanitary districts, public inland lake protection and rehabilitation districts, business improvement districts, and redevelopment districts, all of which have been established within Waukesha County.

Tax Incremental Financing Districts

Tax incremental financing is a local financing mechanism authorized under Section 66.46 of the Wisconsin Statutes that allows cities and villages to finance public improvements made within designated tax incremental financing districts through the property taxes generated on subsequent increases in the value of taxable property in the district. At least 50 percent of the property within the such districts must be blighted, in need of rehabilitation or conservation, or suitable for indus-

trial use; the district must be a contiguous geographic area. The taxes collected from the base value of the property within the TIF district at the time of its creation continue to be distributed among the various taxing jurisdictions just as taxes from property outside the district are distributed. The incremental tax revenues derived from the increased value of property within the TIF district are allocated to a special fund to be used by the municipality for payment of costs associated with the completion of public improvement projects specified in the district project plan. Tax incremental financing districts active in Waukesha County in 1993 are shown on Map 79. As shown, in 1993, a total of 26 tax incremental financing districts existed within the County in 14 cities and villages.

Town Sanitary Districts

Town sanitary districts are special-purpose units of government created by town boards and governed by appointed or elected sanitary district commissioners, pursuant to Section 60.72 of the Wisconsin Statutes. Such districts may be created for the purpose of constructing storm sewers, drainage improvements, sanitary sewers, and a system of garbage or refuse disposal. Town sanitary districts may be created, governed, and maintained in any town or part thereof but may not include any territory within an incorporated city or village. Any town board may establish a town sanitary district upon the petition of at least 51 percent of the property owners or of at least 51 percent of the land within the proposed district boundaries. The petition is presented to the town board, which must hold a hearing after notifying all property owners in the proposed district; the Wisconsin Department of Labor, Industry, and Human Relations; and the Wisconsin Department of Natural Resources. Following the hearing, and after finding that the public health, safety, convenience, or welfare will be promoted by the establishment of a sanitary district, the town board may form the district.

Section 60.72 of the Wisconsin Statutes also provides authority for the Wisconsin Department of Natural Resources to order establishment of a town sanitary district. Following a public hearing, the Department can issue an order specifying the work which is necessary and the property which is to be included in the district, provided the department finds that private sewage systems or private domestic water supply systems, or both, in the affected towns constitute a threat to public health, safety,

convenience, or welfare, or of polluting of waters of the State, and that no local action is being taken to correct the situation.

The town sanitary district has powers to enter into contracts; own and acquire property; disburse funds; bond, borrow, and/or levy special assessments to raise money; fix and collect charges for services; require the installation of private sewage systems; and sell its services to users outside district boundaries. More generally, the sanitary district has powers to project, plan, construct, and maintain a system of water supply, solid waste collection, and sewage disposal, including drainage improvements, sanitary sewers, surface sewers, or storm-water sewers.

There were seven town sanitary districts within Waukesha County in 1993: 1) Town of Brookfield Sanitary District No. 4, 2) Town of Lisbon Sanitary District No. 1, 3) Town of Pewaukee Sanitary District No. 3, 4) Lake Pewaukee Sanitary District, 5) North Lake Sanitary District, 6) Blackhawk Sanitary District, and 7) Mary Lane Sanitary District, all of which are shown on Map 79.

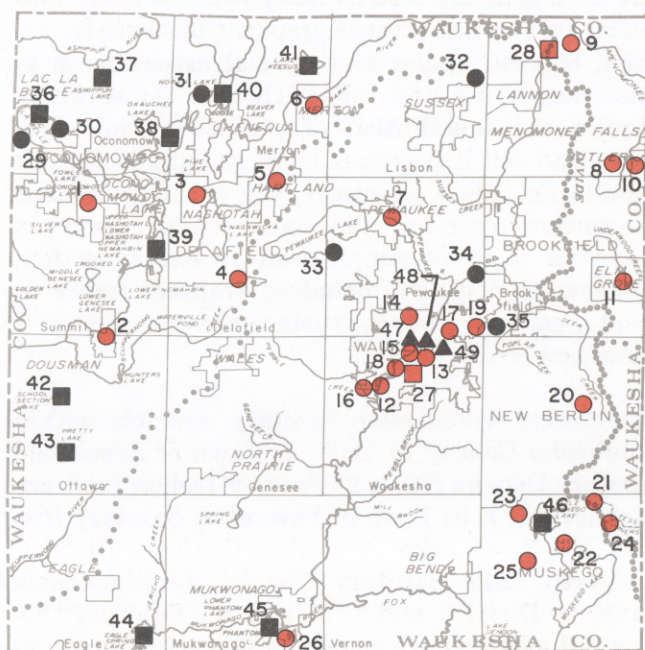
Public Inland Lake Protection and Rehabilitation Districts

Inland lake protection and rehabilitation districts are special-purpose units of government created pursuant to Chapter 33 of the Wisconsin Statutes and formed at the local level. The district organizers, who may be any local lake property owners, propose appropriate boundaries encompassing the riparian property and as much of the lake watershed as deemed necessary. Once the district boundary has been so proposed, the organizers must obtain a petition signed by at least 51 percent of the property owners or by the owners of at least 51 percent of the land within the proposed district boundaries. The petition is presented to the county board, which holds a hearing after notifying all property owners in the proposed district. Following the hearing, the county board may form an inland lake protection and rehabilitation district.

The lake district has powers to enter into contracts; own property; disburse funds; and bond, borrow, and/or levy special assessments to raise money. Its specific lake management powers include: 1) study of existing water quality conditions to determine the causes of existing or expected water quality problems, 2) control of aquatic macrophytes and algae, 3) implementation of lake rehabilitation techniques,

Map 79

SPECIAL-PURPOSE DISTRICTS IN WAUKESHA COUNTY: 1993



LEGEND

- TAX INCREMENTAL FINANCE DISTRICT
- BUSINESS IMPROVEMENT DISTRICT
- TOWN SANITARY DISTRICT
- PUBLIC INLAND LAKE PROTECTION AND REHABILITATION DISTRICT
- ▲ REDEVELOPMENT AREA

49 REFERENCE NUMBER (SEE APPENDIX C)

Source: SEWRPC.

including aeration, diversion, nutrient removal or inactivation, dredging, sediment covering, and drawdown, 4) construction and operation of water level control structures, and 5) control of nonpoint source pollution. The districts do not have police powers, but may request counties, towns, villages, or cities to enact ordinances necessary to improve or protect the lake.

There were 11 inland lake protection and rehabilitation districts in Waukesha County in 1993, including Ashippun, Eagle Springs, Lac La Belle, Keesus, Muskego, North, Okauchee, Phantom, Pretty, School Section, and Upper Nemahbin Lakes, as shown on Map 79.

Business Improvement Districts

Section 66.608 of the Wisconsin Statutes authorizes cities, villages, and towns to create one or more

business improvement districts to allow businesses in those districts to undertake activities to develop, redevelop, manage, and promote the districts, and, importantly, to establish an assessment method to fund such activities. An operating plan for the development, redevelopment, maintenance, operation, and promotion of the district must be prepared at the time the district is established. There were two business improvement districts in Waukesha county in 1993, one centered at the intersection of Main Street (STH 74) and Appleton Avenue (STH 175) in the Village of Menomonee Falls, the other located in the central business district of the City of Waukesha.

Redevelopment Areas

Cities and villages are authorized under Section 66.431 of the Wisconsin Statutes to create redevelopment authorities for the purpose of carrying out blight elimination, slum clearance, and renewal programs. Such authorities have the power to prepare redevelopment plans and to undertake and carry out redevelopment and renewal projects within the corporate limits of the community. Generally, redevelopment projects seek to eliminate obsolescent and deteriorating buildings and to assemble existing small lots into larger parcels of adequate size and shape so as to meet contemporary development standards, in order to promote orderly physical and economic redevelopment of blighted areas. As shown on Map 79, there were three redevelopment areas in Waukesha County, all in the central portion of the City of Waukesha, in 1993. It should be noted that, as of January 1, 1995, towns have been authorized under Section 66.437 of the Wisconsin Statutes to establish redevelopment areas.

SUMMARY

This chapter has described the findings of an inventory of areawide and County plans and has made an inventory and analysis of local plans and land use regulations affecting land use development in Waukesha County. The most important findings of this inventory and analysis work are summarized below:

1. The regional land use plan, complemented by various functional plans for transportation, parks and open space, water quality management, flood control, airports, and housing, is intended to serve as the overall guide to the physical development of the Region. The findings and recommendations of these regional